



City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

Commission of Architectural Review

JUNE 27, 2019

3:30 P.M.

FOURTH FLOOR CONFERENCE ROOM

(REVISED) AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. NEW BUSINESS
 1. *Request a Certificate of Appropriateness at 125 Sutherlin Avenue to install a street mail box.*
 2. *Request a Certificate of Appropriateness at 937 Main Street to remove a window on the left side of the church and install an entry door with sidewalk to the rear parking lot.*
 3. *Request a Certificate of Appropriateness at 855 Pine Street to remove an awning from the front porch in preparation for rehabilitation work on the exterior of the structure. The awning will not be reinstalled.*
 4. *Request a Certificate of Appropriateness at 854 Main Street to install a heat pump.*
- IV. APPROVAL OF MINUTES FROM MAY 23, 2019
- VII. ADJOURNMENT



Commission of Architectural Review

MEETING OF JUNE 27, 2019

SUBJECT

Request a Certificate of Appropriateness at 125 Sutherlin Avenue to install a standalone, street mailbox.

EXCERPT FROM DESIGN GUIDELINES

3: Historic Building Restoration/Renovation Guidelines

J. Routine Maintenance (No COA Required)

- Repairing or repointing masonry with like materials.
- Repainting painted surfaces with the same color paint.
- Roof repairs with like materials.
- Window repairs with glass and putty. Repairing building details including windows with the same materials and design if the existing elements are period appropriate.
- Installing technology or equipment that is properly screened from view.
- Installing electronic security systems.
- Physical security items (bars, screens and so on) are only allowed on the inside of windows, not on the outside, except on facades not visible from the street.
- Installing minor hardware such as mailboxes, address numbers, and door and window locks.
- Installing window air conditioners (note, window air conditioners are strongly discouraged on the front facade of buildings).
- Installing storm windows.
- ***Please note that if building elements are to be removed for repair that staff must be contacted. These items may not be removed for more than 30 days without Administrative approval and for more than 60 days without a COA. Removal for more than 6 months constitutes a zoning violation.***

K. COA Required

- For rehabilitation of historic buildings, measured, professionally executed drawings of all requested changes for major work is strongly recommended, including notation of materials, historic photos if needed, colors, and pertinent details. For partial work, such as replacement of windows or restoration of a cornice, a partial drawing or samples is sufficient.
- Replacement rather than repair of historic materials or features. As with repair of architectural details, such work must be completed within six months or it will be considered a zoning violation.
- Building additions.
- Building demolition of any kind, either of the entire structure or a portion of the structure. However, if public health, safety and welfare are at issue regarding a particular building, the City is permitted to demolish the building without review based on USBC--Uniform Statewide Building Code.

- Alteration of any historic element or feature.
- Painting of any previously unpainted masonry building.
- A significantly altered color palette for previously painted buildings or facade details.
- Failure to obtain appropriate permission will be considered a zoning violation.

STAFF RECOMMENDATION

The guidelines do not specifically address standalone street mailboxes, but does state that *"installing minor hardware such as mailboxes"* is considered routine maintenance and no COA is required. However, based on the actions of this Commission in the past, an interpretation has been established that this section of the guidelines refer to wall mounted mailboxes only, not to standalone street mailboxes.

Based on that interpretation and the lack of support from the guidelines, staff recommends the Commission recognize this request does not meet the guidelines and therefore denies the request for a Certificate of Appropriateness at 125 Sutherlin Avenue to install a standalone, street mailbox.

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260

CERTIFICATE OF APPROPRIATENESS APPLICATION

Article 3.R.C.1.

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INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: PLCAR 20190000222

CAR Date: 6/27/19

Date submitted: 5/31/19

Received by: Haley Preston

Tax Map Number: Parcel: 26307

Zoning Map Number: _____

Architectural Inventory Rating: _____

Zoning District: OTR Old Town Residential

Additional Zoning Information: _____

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of Architectural Review. The Commission meets once a month on the fourth Thursday of the month at 3:30 P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5260. As of July 1, 2018 a \$26.00 fee will be required for each application submitted for review.

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

- a) All questions on this application must be fully answered
- b) The application must be signed by the property owners or representative with written authorization by the owner
- c) A drawing, photo, plan or sketch of proposed project with dimensions

Have you read and understand the Design Guidelines for the Historic Overlay District of Danville, Virginia? Some

Are you aware of the federal/state tax credits and Real Estate Abatement program available for potential reimbursement/credit of money used during substantial rehabilitation projects? YES

Would you like more information about these programs? NO

Which one(s)? N/A

Property Location: 125 Sutherland Ave Danville VA 24541

Name of Applicant: Jerry & Wanda Danlap

Applicant's Address: 125 Sutherland Ave Danville VA 24541

Applicant's Phone Number: 434-797-2543

Email Address: consultant@mydanlap.net

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

PLACE A CURB MAIL BOX AT 125 Sutherland Ave
DANVILLE VA 24541 MAIL CARRIER WILL NOT STAY OFF THE
GRASS, Post Master said if I put a curb MAIL BOX they would stay off the GRASS

Type of material(s) to be used: MAIL BOX TREATED 4X4

Jerry Danlap
Signature of Property Owner (if not applicant)

Jerry Danlap
Signature of Applicant





Commission of Architectural Review

MEETING OF JUNE 27, 2019

SUBJECT

Request a Certificate of Appropriateness at 937 Main Street to remove a window on the left side of the church and install an entry door with sidewalk to the rear parking lot.

EXCERPTS FROM DESIGN GUIDELINES

3: Historic Building Restoration/Renovation Guidelines

3. Porches and Entries

Modern vinyl or clad wood doors are discouraged. Substitute materials will be considered on a case-by-case basis; if these are preferred, the overriding concern in approval should be authentic appearance and maintenance of historic details.

H. Recommended

- Repair/restore historic materials whenever possible rather than replacing them.
- If replacement materials must be used, they should match the original materials and design. Use of modern materials will be reviewed on a case-by-case basis, with the exception of vinyl replacements windows, which are not allowed.
- Use photographs and other historic data to guide building restoration/renovation.
- Where historic photos or illustrations of the original design of an historic building are not available, consultation with a preservation architect or other historic preservation professional is advised.
- Historic buildings should be preserved and restored whenever possible, but if a historic building is deemed to have been severely compromised and demolition is considered, the criteria listed in Subsection 3.3 of this chapter should guide the decision-making process.
- Additions to historic buildings are not required to match the original building exactly, but such additions should complement the original building in proportions, style and materials. If the addition(s) are visible, a complementary and harmonious style is even more important.

I. Not Recommended

- Additions in a style or with materials, proportions and/or design not in harmony with the existing building. (The Secretary of the Interior's Standard suggest that an addition should be "compatible but differentiated".)
- Replacement of original windows with windows with internal or snap-on muntins, or window divisions or sizes that differ from the original in design or size.
- Removal of original building details (cornice, frieze), or covering with sheet aluminum to avoid maintenance.
- Adding materials that were not present in the original buildings, such as stucco, tinted glass, different style window, or roof/cornice details.
- Painting of masonry that has not previously been painted. (Exception: if repairs to the masonry, despite best efforts, do not match the original).
- Replacement of any visible exterior door with a flat or other incompatible modern style door. (Exception: metal security or fire doors are permitted in the back of buildings, but not on the primary facades of the building.)
- Changing the size of door and window openings.
- Filling in transoms or sidelights.

STAFF RECOMMENDATION

Staff recommends the Commission of Architectural Review issue a Certificate of Appropriateness at 937 Main Street to remove a window on the left side of the church and install an entry door with sidewalk to the rear parking lot.

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260

CERTIFICATE OF APPROPRIATENESS APPLICATION

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INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: PLCAR20190000225

CAR Date: 6/27/19

Date submitted: 6/5/19

Received by: Helen Preston

Tax Map Number: Parcel: 26419

Zoning Map Number: _____

Architectural Inventory Rating: _____

Zoning District: OTR - Old Town Residential

Additional Zoning Information: _____

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INFORMATION TO BE PROVIDED BY APPLICANT

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- b) The application must be signed by the property owners or representative with written authorization by the owner
- c) A drawing, photo, plan or sketch of proposed project with dimensions

Have you read and understand the Design Guidelines for the Historic Overlay District of Danville, Virginia? YES

Are you aware of the federal/state tax credits and Real Estate Abatement program available for potential reimbursement/credit of money used during substantial rehabilitation projects? YES

Would you like more information about these programs? NO

Which one(s)? NO

Property Location: 937 MAIN ST

Name of Applicant: BOB NEWNAM FOR FIRST PRESBYTERIAN CHURCH

Applicant's Address: 300 SHOREHAM DR DANVILLE 24541

Applicant's Phone Number: 434 489-2434 Email Address: BNEWNAM@COMCAST.NET

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

REMOVE WINDOW ON LEFT SIDE OF BUILDING AND
INSTALL ENTRY DOOR WITH SIDEWALK TO
REAR PARKING LOT

Type of material(s) to be used: WOOD FRAME WITH FIBERGLASS DOOR

MATCHING EXISTING ON FRONT OF BUILDING AS CLOSELY AS POSSIBLE

Signature of Property Owner (if not applicant)

Signature of Applicant

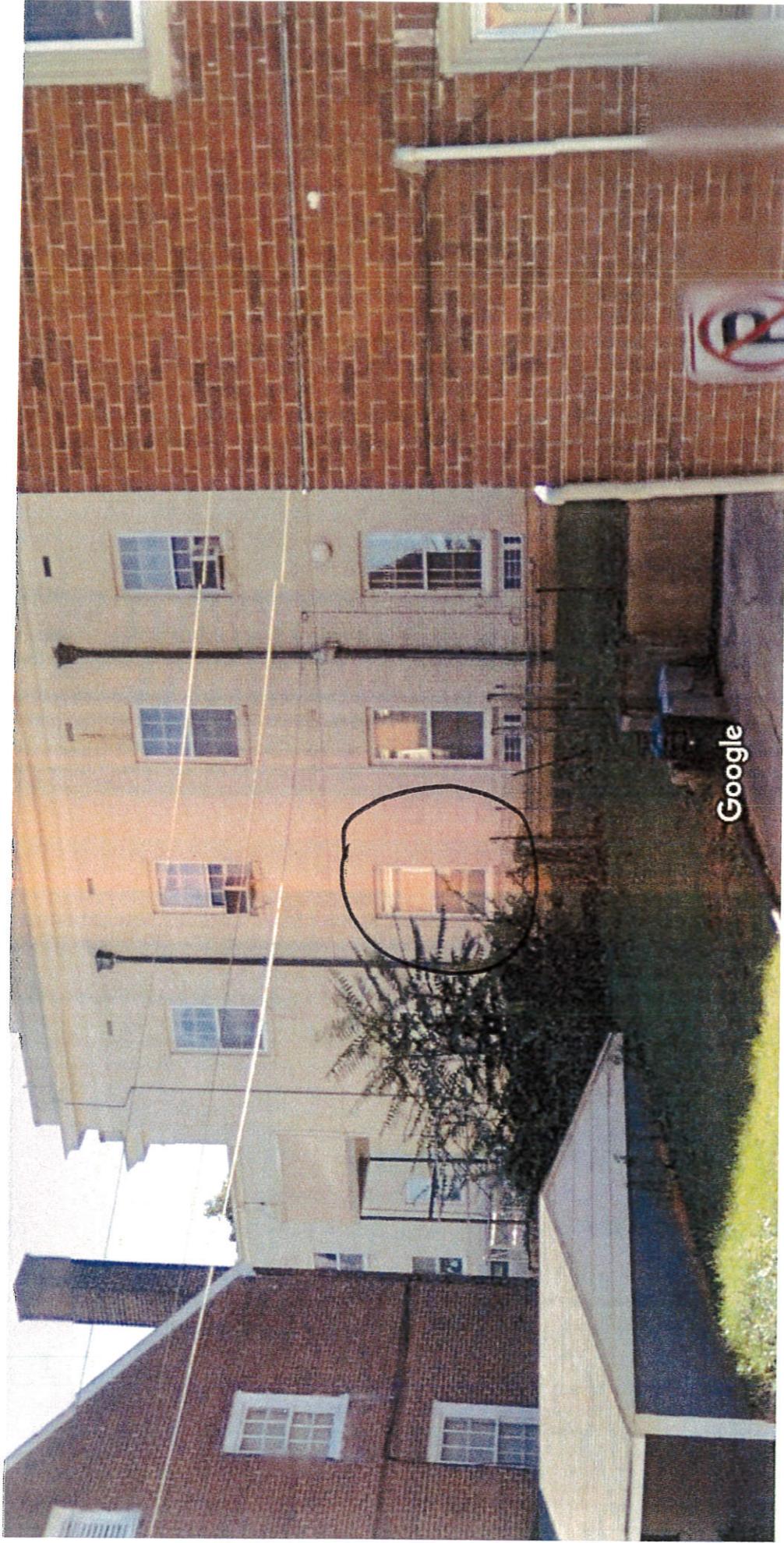


Image capture: Oct 2012 © 2019 Google

Danville, Virginia



Street View - Oct 2012

O - Proposed Entry Location

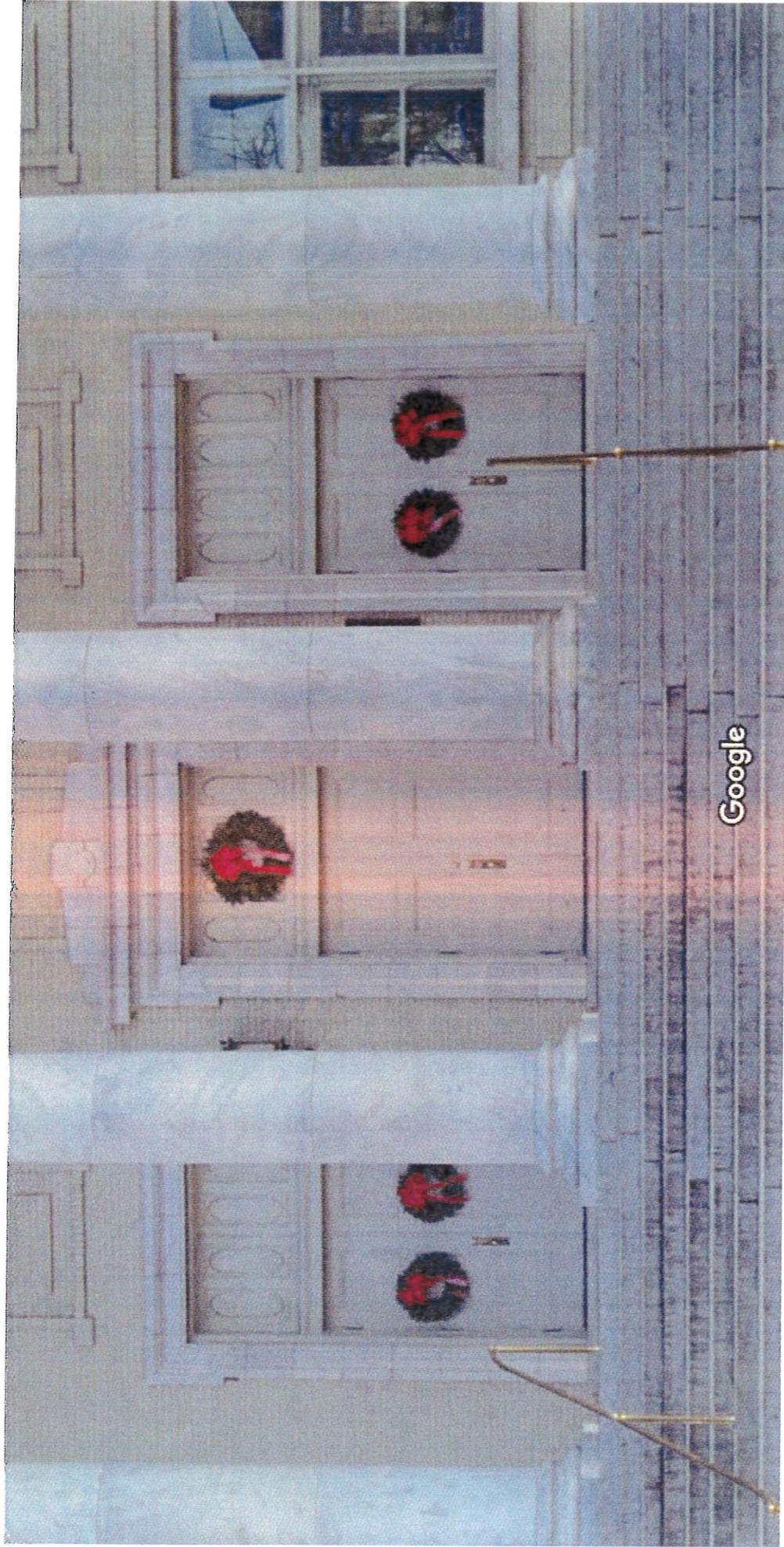


Image capture: Dec 2018 © 2019 Google

Danville, Virginia



Street View - Dec 2018

- Existing Exterior Doors





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Commission of Architectural Review

MEETING OF JUNE 27, 2019

SUBJECT

Request a Certificate of Appropriateness at 855 Pine Street to remove an awning from the front porch in preparation for rehabilitation work on the exterior of the structure. The awning will not be reinstalled.

EXCERPT FROM DESIGN GUIDELINES

3: Historic Building Restoration/Renovation Guidelines

3. Porches and Entries

Porches and front entries are highly individual and are an essential part of the architecture of the house. Porches can be constructed of wood, stone, brick and stucco, or cast iron and often have interesting details that complement and/or embellish the detail seen elsewhere in friezes and cornices. They vary from very plain porches and entries to elaborate porticos. Because these porches are essential to the overall character of the structure, every effort should be made to restore or reproduce porch and entry features rather than simplifying, changing, or modifying them. If the original porch is missing, study of similar homes or historical records can assist with reproduction of the original details. Modern vinyl or clad wood doors are discouraged. Substitute materials will be considered on a case-by-case basis; if these are preferred, the overriding concern in approval should be authentic appearance and maintenance of historic details.

STAFF RECOMMENDATION

It is unclear if the existing metal awning was part of the structures original construction, as there are no historically dated photographs on file for this property. According to the new building section of the guidelines, metal awnings are appropriate only for commercial buildings. Since metal awnings are appropriate only for commercial buildings, staffs opinion is that removal of the awning is unlikely to have a detrimental effect on the property's appearance or historical nature. Staff recommends the Commission of Architectural Review issue a Certificate of Appropriateness for 855 Pine Street to remove an awning from the front porch in preparation for rehabilitation work on the exterior of the structure.

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INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: PLCAR 20190000235

CAR Date: 6/27/19

Date submitted: 6/13/19

Received by: Holly Preston

Tax Map Number: Parcel: 24240

Zoning Map Number: _____

Architectural Inventory Rating: _____

Zoning District: OTR, Old Town Residential

Additional Zoning Information: _____

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- c) A drawing, photo, plan or sketch of proposed project with dimensions

Have you read and understand the Design Guidelines for the Historic Overlay District of Danville, Virginia? yes

Are you aware of the federal/state tax credits and Real Estate Abatement program available for potential reimbursement/credit of money used during substantial rehabilitation projects? yes

Would you like more information about these programs? no

Which one(s)? n/a

Property Location: 855 Pine Street

Name of Applicant: Renee Burton, project manager

Applicant's Address: 427 Patton Street, Danville

Applicant's Phone Number: 799-5260

Email Address: renee.burton@danvilleva.gov

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

1. Remove metal awning from front porch
Awning will be removed in preparation for rehabilitation work
on exterior of structure. Awning will not be reinstalled.

Type of material(s) to be used:

Gary M. Wasson
Signature of Property Owner (if not applicant)

Renee Burton
Signature of Applicant





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Commission of Architectural Review

MEETING OF JUNE 27, 2019

SUBJECT

Request a Certificate of Appropriateness at 854 Main Street to install a heat pump.

EXCERPTS FROM DESIGN GUIDELINES

3: Historic Building Restoration/Renovation Guidelines

B. General Guidelines

- Technology is an important part of modern life, but it should be shielded from view. All antennas, satellite dishes, solar panels and other such items attached to buildings should be screened from view as much as possible (typically by placing these items where they are not visible from the street).

J. Routine Maintenance (No COA Required)

- Installing technology or equipment that is properly screened from view.

STAFF RECOMMENDATION

Installing technology and equipment that is properly screened from view does not require a Certificate of Appropriateness (COA). Even though the proposed heat pump will be installed near other existing equipment and behind an existing bush, it was unclear if a portion of the unit would be visible from the right-of-way and therefore an application for a COA was filed. The top of one (1) of the existing units is currently visible from the right-of-way, but is otherwise screened from view. If a portion of the heat pump is visible from the right-of-way it is unlikely to have a negative impact on the historical nature of the area.

Staff recommends the Commission of Architectural Review issue a Certificate of Appropriateness at 854 Main Street for installation of a heat pump.

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INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: PLCAR20190000243

CAR Date: 6/27/19

Date submitted: 6/20/19

Received by: Holley Preston

Tax Map Number: Parcel: 25523

Zoning Map Number: _____

Architectural Inventory Rating: _____

Zoning District: OTR, Old Town Residential

Additional Zoning Information: _____

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Have you read and understand the Design Guidelines for the Historic Overlay District of Danville, Virginia? YES

Are you aware of the federal/state tax credits and Real Estate Abatement program available for potential reimbursement/credit of money used during substantial rehabilitation projects? NO

Would you like more information about these programs? NO

Which one(s)? _____

Property Location: 854 MAIN ST. DANVILLE VA.

Name of Applicant: Roxboro Heating & Air

Applicant's Address: 1322 N. MAIN ST, Roxboro, N.C. 27573

Applicant's Phone Number: 336-597-8664 Email Address: ROXBOROHEAT&AIR@AOL

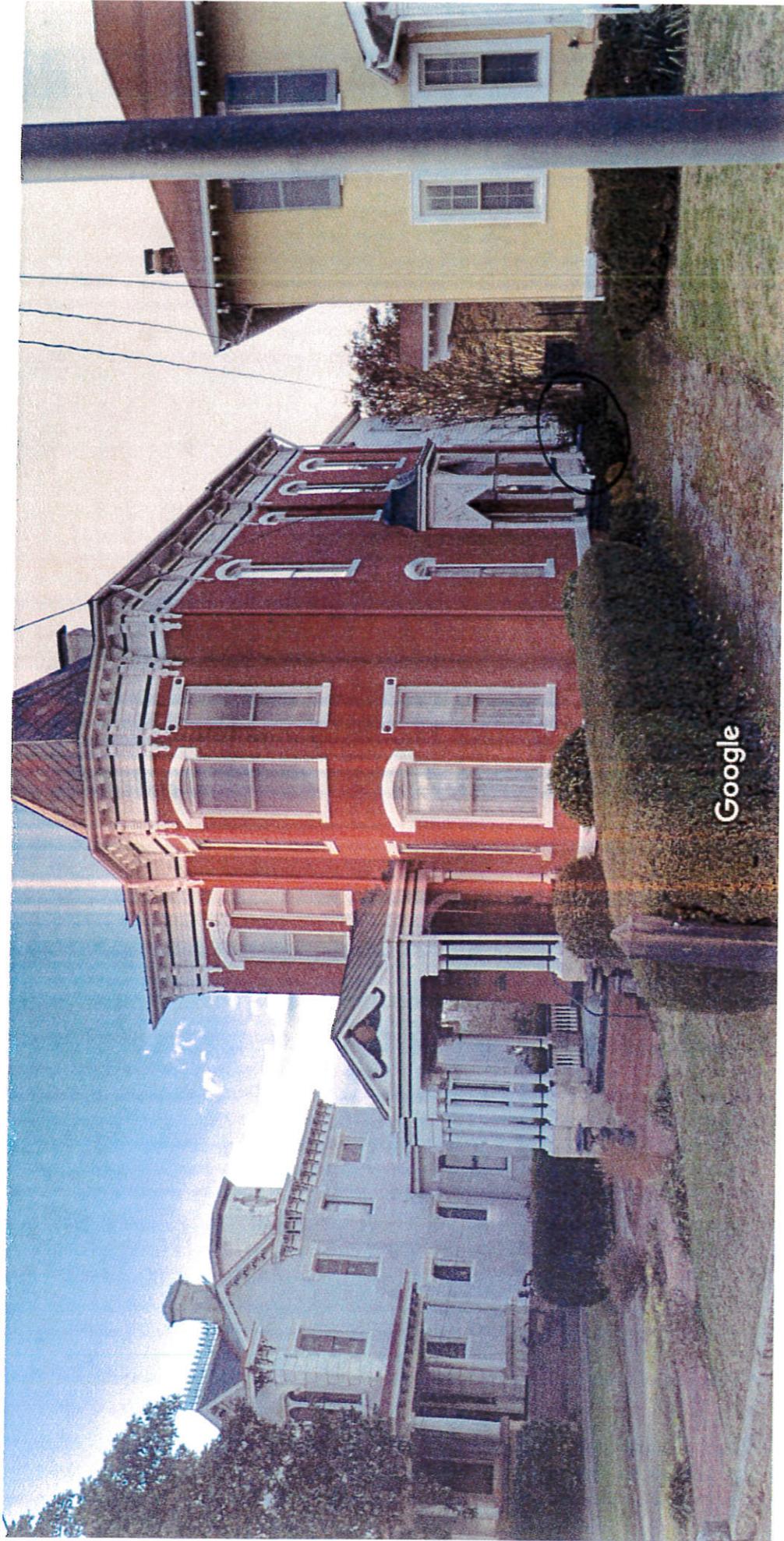
Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

Adding Heat Pump ON 2ND FLOOR

Type of material(s) to be used: _____

Christina Mankew
Signature of Property Owner (if not applicant)

A. Carl Miller
Signature of Applicant



Google

Image capture: Dec 2018 © 2019 Google

Street View

O - area where the heat pump will be installed

COMMISSION OF ARCHITECTURAL REVIEW

May 23, 2019

Members Present

Jeffrey Bond
Robert Stowe
Susan Stilwell
Michael Nicholas
Sean Davis
Robert Weir

Members Absent

Robin Crews

Staff

Holley Preston
Lisa Jones
Ryan Dodson

ITEMS FOR PUBLIC HEARING

Request a Certificate of Appropriateness at 903 Main Street to construct a masonry block retaining wall.

Mr. Nicholas opened the Public Hearing.

Present to speak on behalf of this request was Mr. Bob Newnam, for First Presbyterian Church. Mr. Newnam stated that First Presbyterian Church owns the property. It is on the corner of Chestnut and Main Street. This all occurred because of that torrential down pour that we had back in October. It was recently laid with 8 inches of block and filled concrete on the top portion. Mr. Bond can tell you, there were no leak holes when that water came down and knocked the wall over. We put another wall back and I would say to the current standards, which allows water to come through those blocks and they lock together just like the old ones were. It obviously failed in many places, because the concrete ones fell that same day, which cracked them from all the pressure behind the wall. We went back with a wall that is 1 foot and 5 inches high for 35 feet and it steps up one more 8 inches of block for 10 feet. It is the same basic color and same material but a little bit heavier construction. I apologize for sticking it up there but they had a special on the concrete and I took it and tried to save the Church some money.

Mrs. Stilwell stated what is going to happen with the black pipe that is sticking out at the ground at the end of the retaining wall?

Mr. Newnam stated I can see the picture right here and I didn't see that, but it is obvious that it needs to be trimmed off. We will trim it off flush. That comes from that back down spout there and it has been there for a good while. The whole idea was to get past that wall so it didn't put any more water pressure against the downspout. Thank you for pointing that out.

Mrs. Stilwell stated I would think that in the wintertime it's going to make a very icy sidewalk.

Mr. Newnam stated I know what you were thinking. If it was higher and the sidewalk was a little higher, we could get in all the way to the curb underneath the brick. It is so low that you really can't do it. Really, a lot of times we think it's going to make a big difference but in Danville after about the 3rd day it melts and it all runs off anyway.

Mr. Davis stated what was the point of changing the elevation of the ground?

Mr. Newnam stated we didn't change any elevation that I know of.

Mr. Davis stated because the photo of the original appears that it was only 8 inches tall this one?

Mr. Newnam stated it was two courses of block and they were 8 inches tall and what we have now is two courses of block that are 8 inches except it's down in the ground a little bit lower to finish it off. Now what makes it look nice is that 4-inch solid cap that they didn't have before.

Paul Liepe from the Friends of The Old West End stated, I live directly across from this wall that has been installed. The reason I am standing here to speak to you, I think that it should have been done with materials that look Historic. This particular wall looks extremely modern; it is the same thing that you might see in a new development. I'm sorry that it has already been installed and I think it should have been done with some other materials that makes it look Historic. It is Historically inappropriate for that location.

Mrs. Stilwell stated I have to agree with you Paul. The first time that I saw this I wondered where that came from.

Mr. Nicholas closed the Public Hearing.

Mr. Nicholas stated any discussion or motion?

Mr. Weir stated the last sentence in here says concrete block or poured concrete block is not allowed.

Mrs. Stilwell stated this does have a slight pattern to it and no wonder it was on sale.

Mr. Stowe stated in the staff recommendation is that the appearance of natural stone that staff recommends approval.

Mr. Davis stated I think the debate is that it looks very modern compared to a wall that is 48 inches from it. We had a house that the church owned around the other side of the

apartments, where the driveway goes up by the church where the wall fell down. They were going back with concrete but they were going to recover it with stucco because that was more appropriate than concrete blocks.

Mr. Nicholas stated there is nothing in the guidelines that it has to look historic. The concern is what materials are being used and what material appears to be. That is how I read this paragraph. The first preference is you use historic material and you can use a certain material to make it look modern. Do you use this certain material or if you do not does the material that you use appear to be historic material. Does it meet the guidelines and 2nd question does this appear to be the use of historically appropriate materials?

Mr. Bond stated so what was there before was concrete block?

Mr. Davis stated yes with stucco over it originally.

Mr. Weir stated so, basically he is putting back the same thing but it's got a base out in front of it.

Mrs. Stilwell made a motion that Item does not meet the guidelines as submitted.

Mr. Weir seconded the motion. The motion was approved by a 6-0 vote.

Mr. Stowe made a motion to issue a Certificate of Appropriateness that it does not have an adverse effect on the district or neighborhood with the condition that the pipe be trimmed back 2 inches behind the facade. Mr. Weir seconded the motion. The motion was approved by a 6-0 vote.

APPROVAL OF THE MINUTES

Mr. Stowe made a motion to approve the March 28, 2019, minutes. Mr. Bond seconded the motion. The motion was approved by a unanimous vote.

OTHER BUSINESS

With no further business the meeting adjourned at 3:45 p.m.

Approved